



# 3400 Edenvold Heights Calgary Alberta

\$298,892

2821 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South Facing Balcony | Open Concept | Kitchen With Breakfast Bar Overlooking Living Room & Dining Area | Generous Sized Primary Bedroom With Walk Through Closet & 3 PCE Ensuite | Convenient In-Suite Laundry | Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym & Social/Games Room (Pool Table) | Perfect For First Time Buyer Or Investment | Edgecliff Estates Is A Beautiful & Well-Maintained Complex, Newer Windows, Patio Doors & Balconies | Walking Distance To Schools, Parks, Restaurants & Steps To Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland & Market Mall, Childrens & Foothills Hospitals, U Of C & SAIT | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Currently Vacant | Condo Fees \$643.02 | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS - Are Allowed Dogs & Cats No Size Restriction Subject to Board Approval | No Elevators in Complex | Conveniently Located Outdoor Parking Stall | No Restriction on Short Term Rentals. (id:6769)

Living room 15.25 Ft x 11.58 Ft  
Bedroom 15.58 Ft x 9.50 Ft  
Kitchen 8.92 Ft x 8.17 Ft  
3pc Bathroom 8.25 Ft x 6.58 Ft

Dining room 8.67 Ft x 7.33 Ft  
4pc Bathroom 7.42 Ft x 4.92 Ft  
Primary Bedroom 17.50 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.dericburton.com/>

**RE/MAX Realty Professionals**

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